149.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,900 / 759,900
					USE VALUE:	759,900 / 759,900
					ASSESSED:	759,900 / 759,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONKS CHRISTOPHER/TRUSTEE &	
Owner 2:	CLARK ANNE R/TRUSTEE	
Owner 3:	MONKS-CLARK FAMILY TRUST	
Street 1:	11 BENJAMIN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MONKS CHRISTOPHER -
Owner 2:	CLARK ANNE -
Street 1:	11 BENJAMIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,791 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4791.000	365,300		394,600	759,900
Total Card	0.110	365,300		394,600	759,900
Total Parcel	0.110	365,300		394,600	759,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.66 | /Parcel: 439.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97905

GIS Ref

GIS Ref

Insp Date 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0002-0009.0

!11624!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	365,400	0	4,791.	394,600	760,000	760,000	Year End Roll	12/18/2019
2019	101	FV	275,000	0	4,791.	394,600	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	263,200	0	4,791.	349,500	612,700	612,700	Year End Roll	12/20/2017
2017	101	FV	263,200	0	4,791.	293,100	556,300	556,300	Year End Roll	1/3/2017
2016	101	FV	263,200	0	4,791.	293,100	556,300	556,300	Year End	1/4/2016
2015	101	FV	248,800	0	4,791.	253,700	502,500	502,500	Year End Roll	12/11/2014
2014	101	FV	248,800	0	4,791.	245,200	494,000	494,000	Year End Roll	12/16/2013
2013	101	FV	248,800	0	4,791.	233,400	482,200	482,200		12/13/2012

PRINT

Date	Time
12/11/20	01:46:08

LAST REV

Date	Time
10/31/18	08:33:39
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11624

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONKS CHRISTOPH	63298-92		2/24/2014	Convenience	10	No	No		
KATZ LINDA G	38138-180		2/28/2003		499,000	No	No		
OGILIVE ESTHER	24487-48		4/27/1994		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	97905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2051	Add Bath	76,000	O				addit over sunrm+a
7/29/2016	1049	Redo Bat	18,000		7/29/2016			Partial gut of exi
12/15/1994	669		3,200					NEW KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Permit Visit	DGM	D Mann
10/31/2018	MEAS&NOTICE	DGM	D Mann
10/30/2008	Meas/Inspect	189	PATRIOT
5/9/2003	MLS	MM	Mary M
11/17/1999	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4791		Sq. Ft.	Site		0	70.	1.18	8									394,610						394,600	

Total AC/HA: 0.10999 | Total SF/SM: 4791 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 394,610 | Spl Credit | Total: 394,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31120896
Const Adj.:	0.98990101
Adj $ / SQ:	168.736
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448823
Depreciation:	83481
Depreciated Total:	365342

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

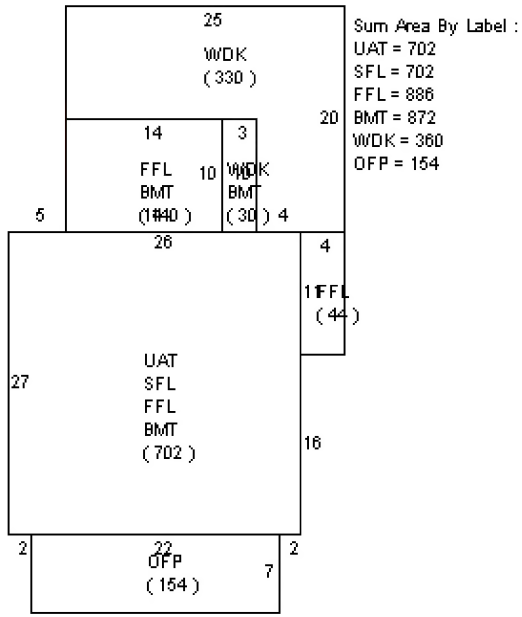
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.74
Special Features:	0	Val/Su Net:	115.97
Final Total:	365300	Val/Su SzAd	230.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	168.740	149,500
BMT	Basement	872	50.620	44,141
SFL	Second Floor	702	168.740	118,452
WDK	Deck	360	8.690	3,128
UAT	Upper Attic	176	107.990	18,952
OFP	Open Porch	154	26.940	4,149

Net Sketched Area:	3,150			Total:	338,322
Size Ad	1588	Gross Are	3676	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

149.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	